



DEED 2007083653

5 PGS

5

Zoning Case No. C14-06-0203

STREET DEED

STATE OF TEXAS §
 § **KNOW ALL MEN BY THESE PRESENTS**
 COUNTY OF TRAVIS §

That Weldon J Schmidt, hereinafter referred to as Grantors, whether one or more, for and in consideration of the sum of Ten Dollars (\$10 00) and other good and valuable consideration, to Grantors in hand paid by the City of Austin, Texas, P O Box 1088, Austin, Texas 78767-8828, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expressed or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said City of Austin, a municipal corporation situated in Travis County, Texas, for street purposes, the following described property

A 3,519 square foot tract of land, more or less, out of Lot 6, Block A, Tom F Dunnahoo Subdivision, in the City of Austin, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit A, incorporated into this deed

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging unto the said City of Austin, its successors and assigns forever, and Grantors, whether one or more, do hereby bind themselves, their executors, administrators, successors and assigns, to warrant and defend the property against every person whomsoever lawfully claiming or to claim the same or any part hereof

IN WITNESS WHEREOF, Grantors have caused this instrument to be executed on the 25TH day of APRIL, 2007

GRANTORS:

By Weldon J. Schmidt
 Weldon J. Schmidt

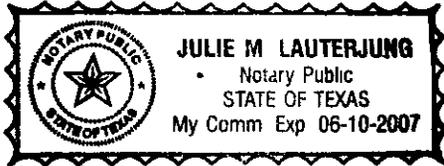
5-3-07
 # 47

THE STATE OF TEXAS

§
§
§

COUNTY OF TRAVIS

This instrument was acknowledged before me on this the 25th day of APRIL, 2007, by Weldon J Schmidt



Julie M. Lauterjung

Notary Public, State of Texas

Address of Grantors

9006 Cullen Lane
Austin, TX 78748

AFTER RECORDING RETURN TO.

City of Austin
Law Department
P O Box 1088
Austin, Texas 78767-8828
Attn Diana Minter, Paralegal

3,519 SQUARE FEET
CULLEN LANE R O W
THE SAMUEL GROUP

FN NO. 07-162 (MJJ)
MARCH 26, 2007
BPI JOB NO 1760-01

EXHIBIT A
DESCRIPTION

OF 3,519 SQUARE FEET OF LANE SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 6 TOM F. DUNNAHOO SUBDIVISION, OF RECORD IN VOLUME 683, PAGE 1 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 6 HAVING BEEN CONVEYED TO WELDON J SCHMIDT BY DEED OF RECORD IN VOLUME 12184, PAGE 170 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 3,519 SQUARE FEET BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING, at an iron pipe found in the westerly line of Cullen Lane (R O W varies), being the southeasterly corner of Lot 4 of said Tom F Dunnahoo Subdivision and the northeasterly of said Lot 6, for the northeasterly corner hereof,

THENCE, S07°39'53"W, along the westerly line of Cullen Lane, being the easterly line of said Lot 6, for the easterly line hereof, a distance of 351 84 feet to a 1/2 inch iron rod found at the southeasterly corner of said Lot 6, for the southeasterly corner hereof,

THENCE, S87°19'29"W, along a portion of the southerly line of said Lot 6, for the southerly line hereof, a distance of 10 17 feet to the northeasterly corner of Lot 1 Replat of a portion of Lot 8 Tom F Dunnahoo Subdivision, of record in Volume 96, Page 11 of the Plat Records of Travis County, Texas, for the southwesterly corner hereof, from which a 1/2 inch iron rod found in the southerly line of said Lot 6, being the northwesterly corner of said Lot 1 bears, S87°19'29"W, a distance of 201.22 feet,

THENCE, N07°39'53"E, leaving the southerly line of said Lot 6, over and across said Lot 6, for the westerly line hereof, a distance of 351 89 feet to a point in the southerly line of said Lot 4, being the northerly line of said Lot 6, for the northwesterly corner hereof, from which a 1/2 inch iron rod found at the common westerly corner of said Lots 4 and 6 bears, S87°35'59"W, a distance of 558 94 feet,

THENCE, N87°35'59"E, along a portion of the southerly line of said Lot 4, being a portion of the northerly line of said Lot 6, for the northerly line hereof, a distance of 10 16 feet to the **POINT OF BEGINNING** containing an area of 3,519 square feet of land, more or less, within these metes and bounds

I, MARK J JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION

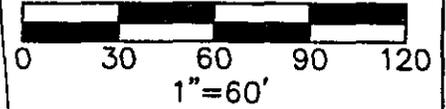
BURY & PARTNERS, INC
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD, SUITE 200
AUSTIN, TEXAS 78746

Mark J Jezisek
MARK J JEZISEK
R.P.L.S. NO 5267
STATE OF TEXAS



LEGEND

- 1/2 IRON ROD FOUND
- ⊙ IRON PIPE FOUND
- P O B POINT OF BEGINNING



LOT 4
TOM F DUNNAHO SUBDIVISION
VOL 683, PG 1

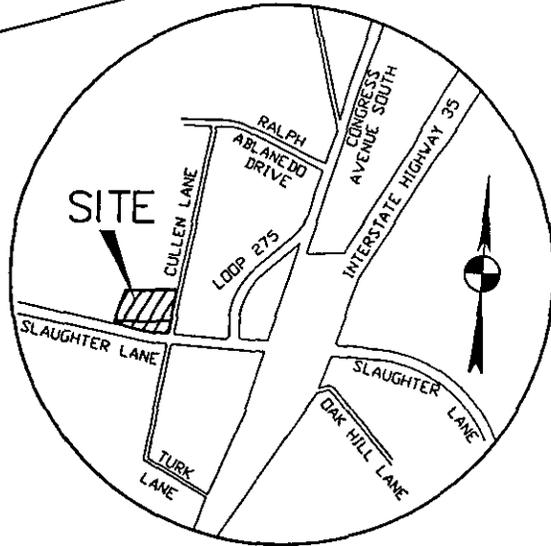
COMMON WESTERLY
CORNER OF LOTS 4 & 6

S87°35'59"W 558.94'

P.O.B.

L2

L4



VICINITY MAP
NTS

LOT 6,
TOM F DUNNAHO SUBDIVISION
VOL 683, PG 1

4.800 ACRES
WELDON J SCHMIDT
VOL 12184, PG 170

LINE TABLE

No	Bearing	Distance
L1	S87°19'29"W	10.17'
L2	N87°35'59"E	10.16'
L3	N88°11'59"E	49.79'
L4	N87°37'05"E	51.54'

S87°19'29"W 201.22'

LOT 1
REPLAT OF A PORTION OF LOT 8,
TOM F DUNNAHO SUBDIVISION
VOL 96, PG 11

N07°39'53"E 351.89'

S07°39'53"W 351.84'

CULLEN LANE

(ROW VARIES)

LOT 5
TOM F DUNNAHO
SUBDIVISION
VOL 683, PG 1



LOT 3, BLOCK 1
SLAUGHTER LANE COMMERCIAL PARK
DOCUMENT NO 200100326

Bury+Partners
ENGINEERING SOLUTIONS
221 W 6th Street, Suite 600
Austin, Texas 78701
Tel (512)328-0011 Fax (512)328-0325
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SKETCH TO ACCOMPANY DESCRIPTION

OF 3,519 SQUARE FEET OF LAND SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 6 TOM F DUNNAHO SUBDIVISION, A SUBDIVISION OF RECORD IN VOL 683, PG 1 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS

THE SAMUEL GROUP

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction because of illegibility carbon or photocopy discolored paper etc All blockouts, additions and changes were present at the time the instrument was filed and recorded

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2007 May 08 03 44 PM 2007083653

RANEYJ \$32 00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS